merryweathers
Est. 1832









61 Racecourse Road, Swinton, S64 8DR

Asking Price £270,000

Merryweathers are proud to present a three-bedroom EXTENDED semi-detached property on Racecourse Road, well-positioned for access to Swinton and the surrounding area. The property is presented in good condition and offers practical accommodation suited to a range of buyers. The ground floor provides two reception rooms, allowing flexibility for use as a living room, dining room or family room as required. There is an extended Dining Kitchen forming a functional space for day-to-day cooking and household needs. An early viewing is thoroughly recommended.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Swinton

Swinton is a suburban town within the Metropolitan Borough of Rotherham, in South Yorkshire, England on part of the west bank of the River Don. The town was once a centre for the manufacture of ceramics of international importance, and deep coal mining, glassmaking, canal barge-building and engineering. It is known as the site of the Rockingham Pottery, a world-renowned manufacturer of porcelain, although the factory closed in 1842.

Material Information

Council Tax Band - C
Tenure - Freehold
Property Type - Semi Detached
Construction Type - Brick built
Heating Type - Gas central heating
Water Supply - Mains water supply
Sewage-Mains Drainage
Gas Type - Mains Gas
Electricity Supply - Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type - Driveway
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Entrance Hallway




With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation

Lounge 11'3" x 13'9" (3.45 x 4.21m)




With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace.

Snug / Family Room 12'2" x 10'5" (3.73m x 3.20m)





Superb second reception room, with timber doors from the lounge and opening to Dining Area.

Kitchen / Dining 14'7" x 6'7" (at best) (4.45m x 2.01m (at best))






This impressive kitchen is fitted with a modern range of wall base and draw units, complete with double Neff oven and induction hob with extractor above. With further fitted appliances to include Microwave, Dish Washer, Fridge Freezer and Automatic Washing Machine. Dual aspect room with side entrance door and upvc french doors with views over the rear garden

Master Bedroom 11'3" x 14'7" (3.45 x 4.46m)




With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 12'0" x 11'4" (3.66 x 3.47m)



With rear facing upvc window and central heating radiator.

Bedroom Three 6'7" x 9'11" (2.01 x 3.03m)



Dual aspect room with central heating radiator.

Bathroom



Hosting a three piece suite comprising of a panelled bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

Oversized detached garage with power and lighting and EV charging point.

External

To the front of the property is pedestrian access via Racecourse Road itself with laid to lawn garden. To the rear is a good sized garden, mainly laid to lawn with well stocked borders and fruit trees. The driveway and garage can be accessed via Romwood Avenue.

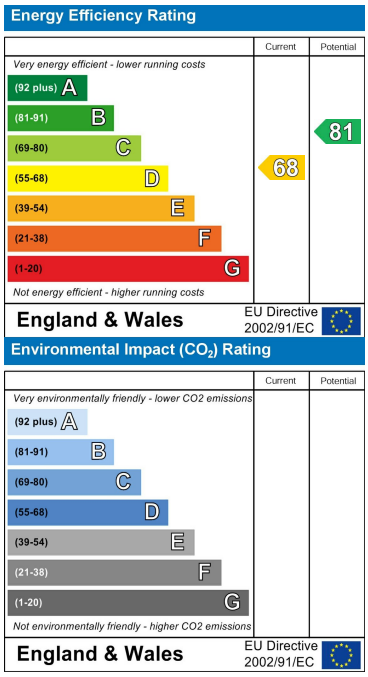
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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The Property Ombudsman

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